



£220,000

SAVILLE ROAD | | SUTTON-IN-ASHFIELD | NG17 3AW

**BuckleyBrown**  
ESTATE AGENTS

YOU'RE GOING TO LOVE THIS!... This wonderful three-bedroom bungalow occupies a fantastic plot, with low maintenance gardens to the front and the rear and has been lovingly maintained by its current owners.

As soon as you step inside the entrance hallway you will be impressed with the space on offer. To the right you will find the kitchen/Dining room, which is of a brilliant size and benefits from dual aspect windows allowing from natural daylight. Moving on from here you will find a spacious living room, there is a wonderful feature fireplace which creates a lovely focal point.

This bungalow also hosts three well-proportioned bedrooms, the master bedroom also has the added luxury of built-in wardrobes and the rest offer excellent versatility to be utilised to your own advantage. One of the bedrooms also benefit from sliding doors to the rear elevation giving access to the garden. Completing this home is a three piece shower room suite.

Don't miss out on this wonderful family home, get in contact with a member of our team today!





#### Entrance hallway

With window to the side elevation and leading access to;

#### Kitchen/Dining room 10'1" x 11'1"

Complete with inset sink and drainer, integrated appliances and matching cabinets. Finished with dual aspect windows to the side and front elevation.

#### Living room 10'4" x 16'0"

With window to the front elevation and a feature fireplace.

#### Bedroom one 10'4" x 10'5"

With window to the rear elevation and built in wardrobes.

#### Bedroom two 10'2" x 10'4"

With sliding doors to the rear elevation, giving access to the garden.

#### Bedroom three 6'11" x 10'4"

With window to the side elevation.

#### Shower room 6'8" x 7'3"

Complete three piece suite with hand wash basin, low flush WC and shower. With cupboard for additional storage and a window to the side elevation.

#### Outside

Easy to maintain lawn to the front. Well looked after garden to the rear which is mainly laid to lawn with a paved area for seating. There is also a garage to the side elevation.





Ground Floor:  
71Sq.MT/Sq.FT  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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